ZONING SETBACKS

FIGURE 5-2 SCHEDULE OF AREA, HEIGHT, BULK AND REPLACEMENT REGULATIONS									
District	*Min lot area in sq ft*	*Min. lot width at setback in ft*	*Front*	*Side **	*Rear*	*Res L U I*	*Max F. A. R. non res*	*Max. ht in ft*	*Multi-fam and PD-H L U I [7]*
R-20	20,000 [1]	100	40	10	40	NA	.15	35	34
R-20A	20,000 [1,2]	100	40	10	40	NA	.15	35	34
R-11	11,000 [3]	75	35	10	30	NA	.25	35	40
R-9	9,000 [4]	75	25	8	25	37	.30	35	44
R-7	7,000 [4]	60	25	8	25	45	.40	35	49
R-7A	7,000 [4]	60	25	8	25	45	.40	35	49
P-1	7,000 [4]	60	25	8	25	50	.40	50 [6]	54
B-1	7,000 [4]	60	40	15	10	45	.30	35	54
B-2	--	60	40	15	10	45	.50	65 [6]	62
B-3	--	--	--	--	--	45	3.00	80 [6]	--
B-4	--	--	--	--	--	45	.50	65 [6]	--
M-1	--	--	30	10	15	45	.70	65 [6]	--
EM-1	--	--	50	25	25	--	.70	80 [6]	--

1   Minimum lot size may be reduced to 15,000 sq. ft. when served by public water or sewer or both. Lots larger than 20,000 sq. ft. may be required by county health department.

2   Minimum lot size may be reduced to 15,000 sq. ft. when served by a public or community water system and individual septic tank; minimum lot size may be reduced to 11,000 sq. ft. when served by a public water and sewer system.

3   Minimum lot area shall be increased by 4,000 sq. ft. for two-family.

4   Minimum lot size shall be increased by 50% for two-family and 100% for multi-family.

5   The minimum side yard set back requirement as measured from the street right of way for corner lots shall be one-half of the required front yard.

6   Required yards shall be increased by one foot for each foot or fraction thereof of structure height above 35 feet when adjoining a residential district.

7   For multi-family housing and planned development housing districts.

*   **On corner lots in all residential, office and institutional, neighborhood shopping and highway business districts, the side yard abutting a street shall be 20 feet.**

FIGURE 5-3 SCHEDULE OF LAND USE INTENSITY (LUI) RATIOS				
Land Use Intensity	*Floor Area*	*Open Space*	*Livability Space*	*Recreation Space*
34	.132	.78	.53	.029
37	.162	.77	.53	.032
40	.200	.76	.52	.036
44	.264	.74	.48	.042
45	.283	.74	.48	.042
49	.373	.72	.45	.052
50	.400	.72	.44	.052
54	.528	.71	.41	.062
60	.800	.68	.40	.080
62	.919	.68	.40	.083